

## PRELIMINARY RECOMMENDATIONS ON PROHIBITED LAND USES

Revised 5/30/14

Note: This table reflects the Planning Commission's preliminary recommendations as of May 30, 2014. This table does not identify all development standards that might limit the scale or scope of a use or require that a land use permit be obtained prior to establishment.

<b>"X" means prohibited use</b> <b>"C" means conditional use</b> <b>"P" means permitted use</b> (Footnotes follow the table)	Subarea 1, West SR-522, north side	Subarea 2, West SR-522, south side	Subarea 3, West NE 175 <sup>th</sup> Street	Subarea 4, Lakepointe and Glacier properties	Subarea 5, North side of NE 175 <sup>th</sup> St., primarily east of 68 <sup>th</sup>	Subarea 6, Plywood Supply Special Study Area	Subarea 7, Kenmore Square	Subarea 8, East SR-522
Possible Uses								
Adult entertainment business	P1	P1	P1	P1	P1	P1	P1	P1
Air transportation service	X	X	C	X	X	X	X	X
Ambulatory surgery center	P	P	P	P	P	P	P	P
Animal kennel/shelter	P2	P2	P2	X	P2	P2	P2	P2
Arts, entertainment, indoor	P	P	P	P	P	P	P	P
Arts, entertainment, outdoor	C25	C	P25	P	P	P25	P25	X
Auction house	X	X	X	X	X	P3	X	X
Automotive sales and service, marine	X	X	P	P26	P27	P	X	X
Automotive sales and service, non-marine	X	X	X	X	P4	P4	X	X
Business service, intensive	X	X	X	X	X	X	X	X
Business service, standard	P	P	P	P	P	P	P	P
Cemetery, columbarium or mausoleum	P5	P5	P5	X	X	P5	P	P5
College/University	C	C	C	C	C	C	C	C
Communication facility	C6	C6	C6	C6	C6	C6	C6	C6
Community residential facility (CRF)	P	P	P	P	P	P	P	X
Construction and trade	X	X	X	X	P	P	X	X
Day-care	P	P	P	P	P	P	P	P
Eating and drinking place	P8	P8	P8	P8	P8	P8	P8	P8
Educational service	P	P	P	P	P	P	P	P
Family child-care home	X	X	X	X	X	X	X	X
Fire or police facility	C	C	C	P	P	P	C	C
Funeral home/crematory	P	P	P	X	X	P	P	P

<b>“X” means prohibited use</b> <b>“C” means conditional use</b> <b>“P” means permitted use</b> (Footnotes follow the table)	Subarea 1, West SR-522, north side	Subarea 2, West SR-522, south side	Subarea 3, West NE 175 <sup>th</sup> Street	Subarea 4, Lakepointe and Glacier properties	Subarea 5, North side of NE 175 <sup>th</sup> St., primarily east of 68 <sup>th</sup>	Subarea 6, Plywood Supply Special Study Area	Subarea 7, Kenmore Square	Subarea 8, East SR-522
Health care and social assistance	P	P	P	P	P	P	P	P
Hospital	X	X	C	X	X	C	C	X
Laboratory	P28	P28	P28	P28	P28	P28	P28	P28
Manufacturing, light	P	P	P	C	P	P	P	P
Manufacturing, heavy	X	X	X	X	X	X	X	X
Mobile food service	P11	P11	P11	P11	P11	P11	P11	P11
Mobile home park	X	X	X	X	X	X	X	X
Multiple family dwelling	P12	P	P12	P12	P12	P12	P	P
Office	P	P	P	P	P	P	P	P
Park	P	P	P	P	P	P	P	P
Personal service	P	P	P	P	P	P	P	P
Recreational facility, indoor	P	C	P	P	P	P	P	P
Recreational facility, outdoor	X	C29	P25, 29	P29	C29	P25, 29	P25, 29	X
Regional land use	X	X	C	C	C	C	C	X
Religious institution	P	P	P	P	P	P	P	P
Resource land use	X	X	X	X	X	X	X	X
Retail sales	P	P13	P	P13	P 21	P13	P	P 23
Retail sales, bulk	X	X	X	X	X	X	P24	X
Secure facility	X	X	X	X	X	C16	X	X
Single detached dwelling unit	X	X	X	X	X	X	X	X
Standalone parking (surface or garage)	P17	P17	P18	P18	P17	P18, 30	P18	X
Supportive living facility	P	P	P	P	P	P	P	P
Temporary lodging	P	P	P	P	P	P	P	P
Transportation	X	X	P19	P19	P19	P19	X	X
Utility facility	X	X	X	X	C	C	X	X
Vehicle or equipment rental	X	X	P20	P14, 20	P20	P	X	X
Vehicle refueling station	X	X	P	P14	X	X	X	P9
Warehousing	X	X	X	X	X	P22	X	X
Wholesale trade	X	X	X	X	P	P	X	X

1. It shall be unlawful for any person to establish an adult entertainment business or to relocate an adult entertainment business within 330 feet, measured from the property line of the parcel or parcels proposed to contain the adult entertainment business to the property line of the parcels containing the uses in this subsection, without regard to intervening structures or objects, of any:

- a. Residentially zoned property;
- b. Public or private school for general education of any grade K through 12;
- c. School bus stop;
- d. Licensed day care or licensed preschool facility;
- e. Public park;
- f. Publicly dedicated trail; provided, however, that the setback distance shall apply only on the south side of the Burke-Gilman Trail, and that there shall be no setback on the north side of that trail due to the separation provided by Highway 522;
- g. Sports fields or playgrounds;
- h. Recreation or community center;
- i. Religious institution;
- j. Public library.

It shall be unlawful for any person to establish an adult entertainment business or to relocate an adult entertainment business within 500 feet of another adult entertainment business, measured from the property line of the parcel or parcels containing the adult entertainment business and the proposed adult entertainment business.

2. Provided:

- a. No burning of refuse or dead animals is allowed;
- b. The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material;
- c. Outdoor runs shall be prohibited on properties adjacent to residential zones; and
- d. The provisions of Chapter 18.70 KMC relative to animal keeping shall be met.

3. Excluding animal auctions.

4. Excluding all automotive sales. Service of trucks exceeding 8-ton capacity (FHWA Classes 5-8) and heavy equipment shall not be permitted.

5. Limited to indoor columbariums and mausoleums.

6. The provisions apply only to major communication facilities. Minor communication facilities shall be reviewed in accordance with the processes and standards outlined in Chapter **18.60** KMC.

7. Deleted.

8. Social card games, as defined by this title, are prohibited.

9. Permitted only within 250' of the intersection of 80<sup>th</sup> Avenue NE and SR-522.

10. Deleted.

11. Provided:

- a. No permanent fencing, walls, or other structures shall be installed which hinder removal of the structure from the site, unless the structure is permanently permitted.
- b. No required parking stall shall be blocked or rendered unusable as a result of the mobile vendor.
- c. Safe ingress and egress shall be maintained. Visibility for transportation and pedestrian access shall be maintained.
- d. The limited duration of the mobile vendor shall be established as a condition of approval of any applicable permits.
- e. A sign permit is required for exterior signage in accordance with the sign code, Chapter 18.42 KMC.

12. Allowed only as part of a mixed use development subject to the conditions of Chapter 18.50 KMC.

13. Allowed only as part of a mixed use development.

14. Allowed only as accessory to a permitted use.

15. Deleted.

16. Jail and jail farm/camp are prohibited. Secure community transition facilities as defined in RCW 71.09.020 are subject to the following restrictions:

a. Maximum Number of Residents. No SCTF shall house more than three persons, excluding resident staff.

b. Siting Criteria.

(1) SCTFs should be located in relationship to transportation facilities in a manner appropriate to their transportation needs.

(2) No SCTF shall be allowed within the following distances from the following specified uses, areas or zones, whether such uses, areas or zones are located within or outside the City limits:

(A) In or within 250 feet of any residential zone district, or any residentially zoned property;

(B) Adjacent to, immediately across a street or parking lot from, or within the line of sight of a "risk potential activity" as defined in RCW 71.09.020, as amended, including, but not limited to, public and private schools; school bus stops; licensed day care and licensed preschool facilities; public parks, publicly dedicated trails and sports fields; recreational and community centers; playgrounds; church, synagogue, mosque, temple; and public libraries.

(C) One mile from any existing SCTF, work release, prerelease, or similar facility.

(3) The distances specified in subsection (39)(b)(2) of this section shall be measured by following a straight line from the nearest point of the property parcel upon which the SCTF is to be located, to the nearest point of the parcel of property or land use district boundary line from which the proposed land use is to be separated.

c. On-Site Facilities Required. Each SCTF shall provide on-site dining, on-site laundry or laundry service, and on-site recreational facilities to serve the residents.

d. Conditional Use Permit Application Process. A conditional use permit application for an SCTF shall be accompanied by the following:

(1) The siting process used for the SCTF, including alternative locations considered. At least three alternative locations must be considered.

(2) An analysis showing that utmost consideration was given to potential sites such that siting of the facility will have no unreasonable impact on any one racial, cultural, or socio-economic group, and that there will not be a resulting concentration of similar facilities in a particular neighborhood, community, jurisdiction or region.

- (3) Proposed mitigation measures including the use of extensive buffering from adjacent uses.
- (4) A detailed security plan for the facility and the residents.
- (5) Proposed operating rules for the facility.
- (6) A schedule and analysis of all public input solicited or to be solicited during the siting process.

17. Standalone surface parking lots are not permitted.

18. Standalone surface parking lots shall not exceed 10,000 sq.ft. in size.

19. Trucking is permitted, but is limited to self-service household moving truck or trailer rental accessory to a vehicle refueling station. In Subareas 3 and 4, only passenger transportation uses are permitted (no trucking or towing).

20. Equipment rental is prohibited.

21. This use is restricted to parcels directly adjacent to the SR-522/Juanita Drive intersection or those with direct access to the Burke-Gilman Trail.

22. A warehouse shall not exceed 20,000 sq.ft. in size. Standalone outdoor storage shall not be permitted.

23. This use is restricted to parcels within 300' of the intersections of 80th Avenue NE and SR-522 or 83<sup>rd</sup> Place NE and SR-522. Measurement of the 300' shall be taken from the point on the right-of-way line at the corner of the two streets. If any portion of a parcel is within the 300', the entire parcel may be developed with retail sales uses.

24. A conditional use permit is required if the building footprint is greater than 65,000 sq.ft.

25. Outdoor activities shall be at least 50 feet from residential property lines. Lighting shall be directed away from adjoining residential zones.

26. Repair work or service shall only be performed in an enclosed building, with no outdoor storage of materials.

27. Outdoor sales lots shall not exceed 20,000 sq.ft. in size.

28. Laboratories that must comply with special containment procedures for large quantities of hazardous materials are subject to a conditional use permit.

29. Campgrounds and RV parks shall not be permitted.

30. Only standalone boat parking is permitted.